



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING DEPARTMENT HEARING

*Promoting the wise use of land
Helping build great communities*

MEETING DATE July 1, 2005	CONTACT/PHONE Julie Eliason (805) 781-5029	APPLICANT James Campa	FILE NO. COAL 05-0144
SUBJECT Request by James Campa for a Lot Line Adjustment to adjust the lot lines between two parcels of 1.07 and 1.20 acres each, resulting in two parcels of 1.07 and 1.20 acres each with an even lot exchange. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Suburban land use category located at Lots 137 and 138 of Tract 1910 on the east side of Fly Rod Place, in the Heritage Ranch Village, approximately 1.0 miles east of Nacimiento Lake Drive and approximately 15.0 miles northwest of the City of Paso Robles in the Nacimiento planning area.			
RECOMMENDED ACTION Approve Lot Line Adjustment COAL 05-0144 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 5 Categorical Exemption was issued on June 13, 2005			
LAND USE CATEGORY Residential Suburban	COMBINING DESIGNATION Geological Study Area	ASSESSOR PARCEL NUMBER 012-375-025 and 012-376-037	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: None			
LAND USE ORDINANCE STANDARDS: 22.14.070 Geologic Study Area: All land use permit applications for projects located within a GSA (except those exempted by Subsection B) shall be accompanied by a report prepared by a certified engineering geologist and/or registered civil engineer (as to engineering), as appropriate. The project is exempt from the Geologic Study Area report requirement under Subsection B because the project consists of a lot line adjustment between two single family residences, on two adjacent parcels, not exceeding two stories, when not constructed in conjunction with two or more residences by a single contractor or owner on a single parcel or abutting parcels.			
EXISTING USES: One single family residence completed on lot 138 and one single family residence under construction on lot 137.			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> residential suburban/residential <i>East:</i> residential suburban/residential <i>South:</i> residential suburban/residential <i>West:</i> residential suburban/residential			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Ag Commissioner, County Parks, CDF, Heritage Ranch Community Services District, RWQCB, City of Paso Robles, Leonard Mansell at County Planning Department, , Larry Kelly at County Planning Department, and Monterey County	
TOPOGRAPHY: Nearly level to steeply sloping	VEGETATION: Grasses, oak woodland (valley oak, blue oak)
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Individual septic system Fire Protection: California Department of Forestry (Heritage Ranch Station)	ACCEPTANCE DATE: June 26, 2005

ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between 2 legal parcels as follows:

EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
<i>smallest</i>	<i>smallest</i>
1.07	1.07
1.20	1.20

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The adjustment will result in the reconfiguration of the two parcels to rectify a non-conforming situation. Currently, the existing house on lot 138 (parcel A on the Tentative Lot Line Adjustment) infringes on the setback from the south property line adjacent to lot 137. The lot line adjustment will result in an even exchange of property between the two parcels.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcel sizes meet the minimum parcel size as set through the General Plan and will remain so after the adjustment, staff has concluded that the adjustment is consistent with both state and local law.

LEGAL LOT STATUS:

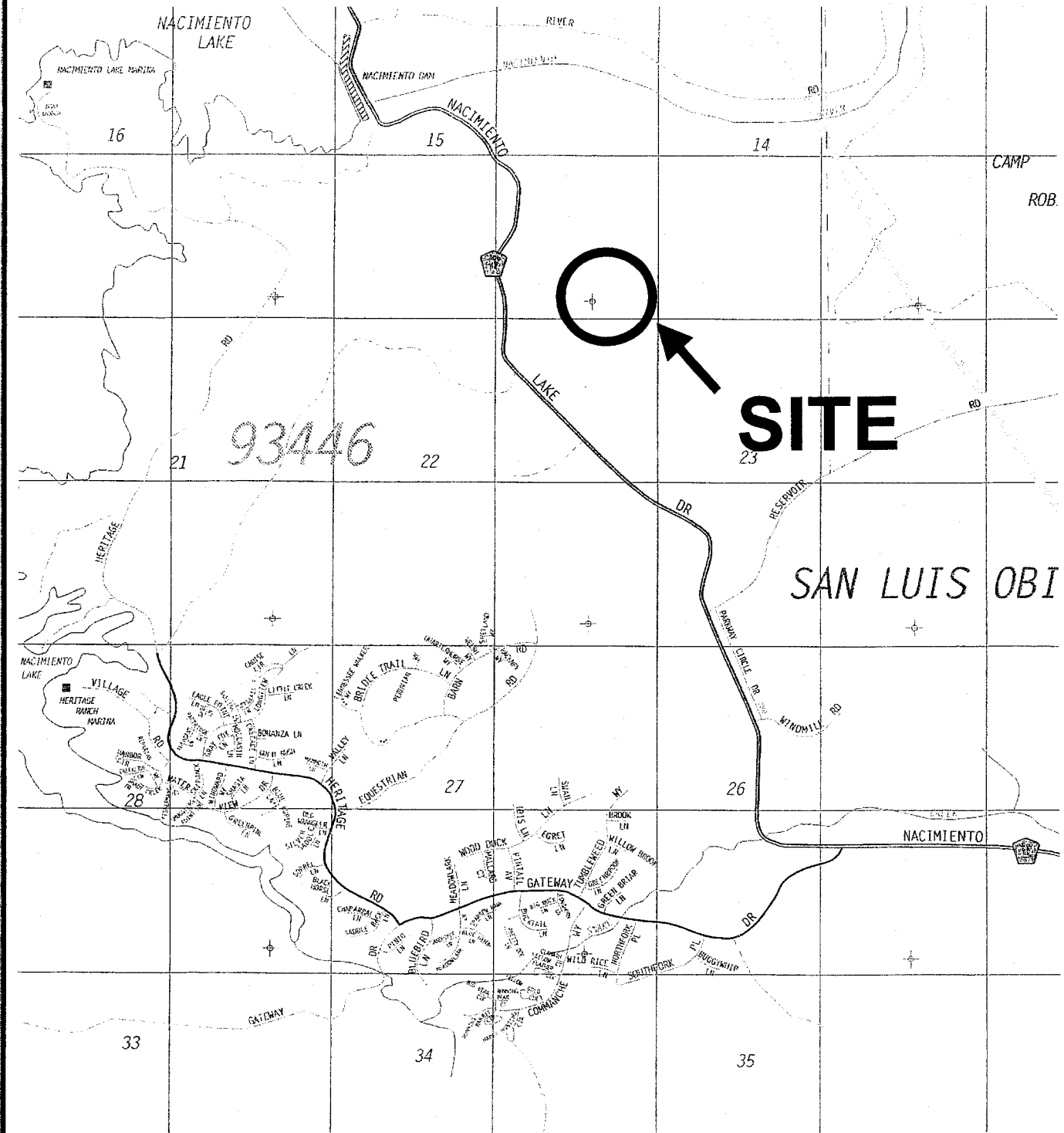
The two lots were legally created a recorded map at a time when that was a legal method of creating lots.

FINDINGS - EXHIBIT A

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the adjustment will result in the reconfiguration of the two parcels to rectify a non-conforming infringement of the setback by the house on lot 138.
- B. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.
- D. The project qualifies for a Categorical Exemption (Class 5) pursuant to CEQA Guidelines Section 15303 because no environmental resources will be impacted by this project. The action will not have a significant impact on wildlife habitat. The use of the property will not cause significant cumulative impacts. It can be seen with certainty that there is no possibility that the project may have a significant effect on the environment.

CONDITIONS - EXHIBIT B

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance. If a map is filed, it shall show:
 - a. All public utility easements.
 - b. All approved street names.
2. Any private easements described in the title report must be shown on the map, with recording data.
3. When the map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
4. All conditions of approval herein specified are to be complied with prior to the recordation of the map or certificates of compliance which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.
5. The map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
6. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
7. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
8. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.
9. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action



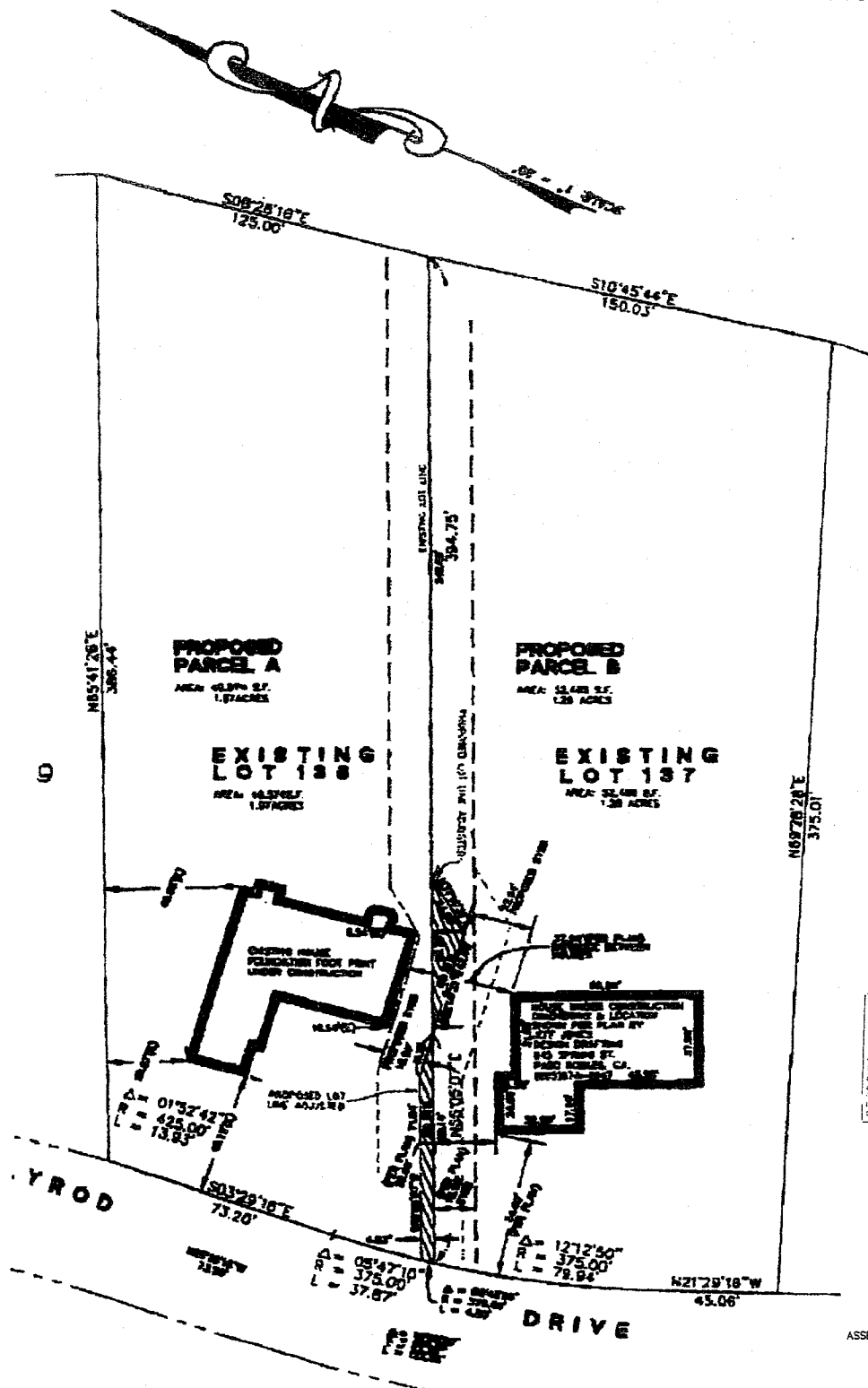
PROJECT

SUB 2004-00351
Campa



EXHIBIT

Vicinity Map



HERITAGE RANCH OWNERS ASSOCIATION
ARCHITECTURAL AND ENVIRONMENTAL
CONTROL COMMITTEE
DATE 4/22/05 TRACT 1910 LOT 4/19/07
APPROVED BY: [Signature] [Signature]
We hereby, the said Owners shall authorize any member
of the committee, or any such successors
and assign to the structural engineering of any building
and shall any such approval, release the Owner of said
building from compliance with any requirement of any public
agency, having jurisdiction in the premises.



TENTATIVE LOT LINE ADJUSTMENT

BEING LOTS 137 & 138
TRACT 1910 PHASE 3
BOOK 22 PAGES 43-51
ASSESSOR'S PARCEL NUMBERS: 012-375-037 & 012-375-025

UNINCORPORATED SAN LUIS OBISPO COUNTY CALIFORNIA
SCALE: 1" = 30'

B & H SURVEYING, INC.
PROFESSIONAL LAND SURVEYING

1945 WOOD DUCK LANE
PASO ROBLES, CA 93446
OFFICE (805) 338-4943
FAX (805) 637-1059

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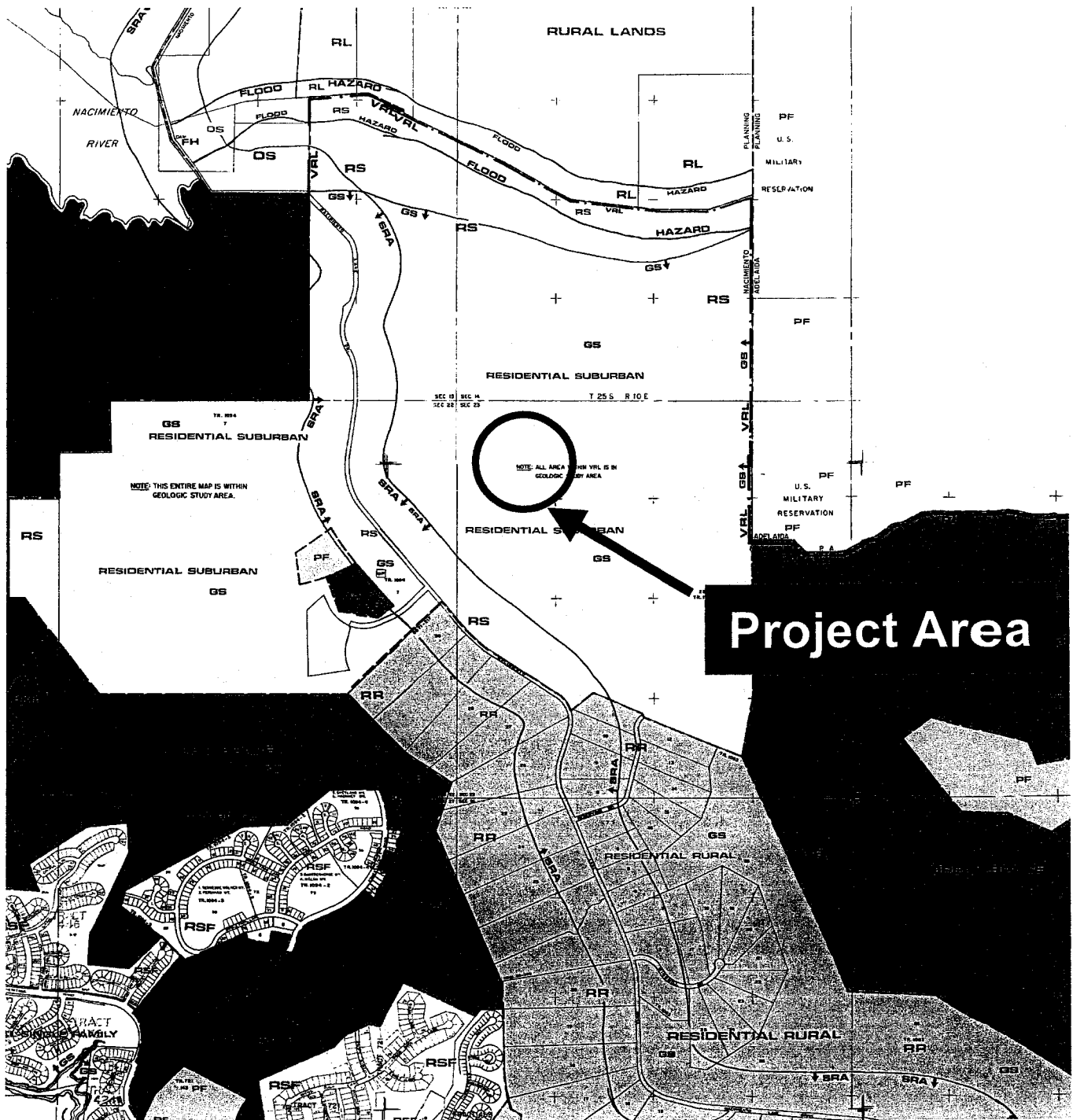
PROJECT

SUB 2004-00351
Campa



EXHIBIT

Site Plan



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EXHIBIT

Land Use Category Map



PROJECT

Campo Lot Line Adjustment



EXHIBIT

Site Plan